

**FITCHBURG PLANNING BOARD MEETING MINUTES
TUESDAY, MARCH 17, 2015**

MEMBERS PRESENT: Paula Caron, Chair
Paul Fontaine, Jr.
Kristin Sweeney
Andrew Van Hazinga
A.J. Tourigny, Assoc. Member

PLANNING OFFICE: Mike O'Hara

Call to Order

Meeting called to order at 6:03 p.m. in the Conference Room, Fitchburg Municipal Offices, 166 Boulder Drive.

Meeting Minutes

Minutes of the February 17th meeting were approved with one correction.

ANR plans

None.

Minor Site Plan Review

None.

PUBLIC HEARINGS

Site Plan Review - Arista Development, retail auto parts, 525 John Fitch Hwy. (continued from 2/17/15)
Shawn Hardy, Hardy Engineering, Scott Weymouth, Arista Development & Bill Moeser & Assoc., architect went over plan revisions requested from last meeting, plan revised 3/13/15. Also building elevation plan revised 3/10/15 showing proposed signs was reviewed.

Revisions: Deep sump catchbasins added, Vinyl fence around dumpster, details on landscaping in front (four street trees). They had looked into one-way driveways but circulation through site didn't work for the tenant (O'Reilly's Auto Parts). But the suggestion that the southernmost entrance have separate Left and Right turn lanes would work, there's enough room.

Motion made & seconded to close hearing. Vote in favor.

Motion made (Mr. Fontaine) & seconded (Mr. Van Hazinga) to Approve Site Plan subject to condition: Revise southernmost driveway to allow separate Left and Right turns exiting onto John Fitch Hwy.
Vote 4-0 in favor

Site Plan Review - Fiore Trucking Recycle & Disposal, 158 Airport Road, Renovate bldg. & use site for maintenance of vehicles & outside storage

Alton Stone, P.E., Karen Stropparo and Alberto Fiore present.

Alton presented plan.

Ms. Stropparo: Rydemore is her tenant at 150 Benson St. They need more room so she is moving her businesses to the lot at 158 Airport Rd.

They have been to Conservation Commission. The drainage ditch that traverses the site is non-jurisdictional, and in the 200-foot Riverfront Area. All activity will be outside of the Riverfront area.

Parcel is 7.1 acres; 3.1 acres are outside of the 200-foot Riverfront area.

Proposed uses: Business service - rental of waste containers & trucks. No waste will be stored on site. Small recycling of metals. No auto salvage. Precious scrap will be stored inside the building.

Container rental permitted by right, recycling of scrap metal needs Variance from ZBA. Both will need Site Plan Approval.

A weight scale will be installed. They'll be planting a buffer on the west side of parcel and on the street side. There will be jersey barriers placed to separate piles of less precious metals. There will be a total of 12 employees. Comments from Bd. of Health and Fire Prevention reviewed.

Alton described stormwater plan. Post-development rates of runoff will be lower than pre-development rates.

Ms. Caron: Will runoff from metal containers be a hazard?

Alton: They won't be taking in metal containers w/ liquids.

Containers will be stored at the rear of the 3.1 ac. site, but not in Riverfront. There is plenty of room for 14 trucks and 30+ dumpsters.

Board wants the front of the parking area to be paved.

Applicant wants to keep 24-inch sycamore out front for sentimental reasons, also it's one of few large trees in area. Mr. Fontaine suggested creating a wider landscaped area around the tree. Board suggested designating different entrances for the different businesses and sign them as needed.

200-foot Riverfront area will be delineated with Jersey Barriers.

A vinyl fence was suggested along the Vogue Plaza and Airport Rd. sides.

Ms. Stroparro: How about a mix of chain link fence w/ landscaping in front of it?

Board agreed - the intent of it is to dress up the area.

Signs: One is proposed in front, final design to be determined and reviewed later.

They will repair existing building on site, needs new roof. Would like to do a stucco look.

To summarize, among the items the Board discussed:

- 1) Beautify exterior of building (repaint or stucco/patch where necessary)
- 2) Vinyl fence along the visible portion (visible from Airport Rd.) along the site and Vogue Plaza
- 3) Landscape and hide the chain link fence along Airport Road
- 4) Include Sycamore tree into the landscaping area if they choose to keep it
- 5) Pave & stripe fenced in area on site plan
- 6) Look at the property line along Vogue Plaza (exit only or no right turn if it is too close to the property line)
- 7) Directional signs (scale, customer entrance, etc.)
- 8) Re-pave and stripe area in front of the building.

Public Comment

Atty. Erb, representing owners of Parks-Cramer building on Newport St. pointed out that common property line between the plaza and this parcel curves to the street. If trucks area exiting the site to the left of the building are turning right, their wheels will be trespassing onto their parcel. He is OK with a left turn at exit only.

Ms. Stroparro: They're ok w/ a left turn only at that driveway. Only Fiore trucks would be using it anyway.

Brian Rehrig had concerns about how the scrap yard affects the Vogue Plaza and the mill building in back. He is concerned with accessing site near the property line, the bar and grill and the right side of plaza is close to this site.

Ms. Stroparro is OK with eliminating that driveway if not needed.

Agreed: Several points need to be looked at and addressed.

Dave Gillette, Modern Awning, 123 Airport Rd. - There's 21 small businesses on Airport Rd. between Bemis Rds. & this site. A scrap metal yard would not have a positive effect on the neighborhood.

Hearing continued to April 21.

Site Plan Review - AKS Recycling, 15 Cobbler Drive, 42 & 63 Blueberry Lane,

Alton and Mike Karras of AKS presented plan. Proposed use is used vehicle recycling & salvage
Hours will be Mon. - Fri. 7 a.m. - 5 p.m.

Alton described his plan. He superimposed info and layout of proposed areas onto existing survey.

Est. they will take in 500 TPD of used autos. AKS will take in junk vehicles, take them apart, separate the useable materials and ship them out: alternators, cores, engines. There will be no crushing on the site.

Non-recyclable materials will go to the transfer station.

Then will buy vehicles in bulk, but individuals can also bring vehicles to site.

Questions about circulation through the sites. There are several other businesses on the parcels.

Alton has another plan that shows traffic circulation through the site better.

Agreed: For next meeting, submit plan showing paving & striping customer parking, & traffic flow.

Motion made & seconded to continue hearing to April 21. Vote in favor.

OTHER BUSINESS

Request for extension of Special Permit #2008-10, - Labell Construction PUD, Depot & Fairmount Streets

The time period to start work on this project (extended 4 years by the Permit Extension Act.) will expire on April 9, 2015. Mr. Labell had requested an extension of time to start the project.

He didn't have any immediate plans to start project and was unsure as to whether he would be developing or selling it. The parcel is for sale.

Mr. Fontaine: Two years is the maximum time period he's comfortable with.

Gary is OK w/ that.

Public Comment:

Maureen Leger, 586 Fairmount St. (across street) had several comments about effect on property values, drainage in area, driveways, etc.

Consensus of Board: A 2-year extension was acceptable.

Motion made (Mr. Fontaine) & seconded (Mr. DiPasquale) to grant a two-year extension to start work on project by April 9, 2017.

Vote unanimous in favor.

Winn Development - Fitchburg Yarn mill conversion plan revisions per conditions Special Permit #2014-4

Anthony Cleaves, Whitman & Bingham, Adam Stein & LeAnn Hanfield, Winn Development, Andrew Leonard, L.A. and the architect.

Board reviewed plans revised March 12, 2015 for conformance w/ Special Permit conditions.

Revisions included plan of riverwalk easement submitted and draft language of easement, copied from 245 River St. easement, but prohibition on bicycles should be dropped from easement language.

More details on landscaping plan, a mounded landscaped area shown near Main St. entrance is where excess material would go, rather than trucked off-site.

Mr. Van Hazinga: An open area there would be secluded from view from street and building. Is there potential for undesirable activity there? Could it be closer to building? (Anthony: No, b/c floodplain)

Agreed that they will just thin out saplings and keep mature trees on site.

Entrance at Main St. will be squared-up and vegetation removed for better sight distance.

Q: Status of pedestrian bridge to Nocke St.?

Still gathering information. A structural analysis will be done.

Building will have a card-operated laundry and tenant storage on each floor. There will be bicycle storage inside. Buttresses will be built to support existing retaining wall on site, which will be power washed & painted. There will be a drop-off and loading areas at the two entrances.

5% of smokestack will be repointed, the top 5 feet of it re-built.

They plan to close on property this Friday and obtain a demolition permit for interior demolition.
They expect to close on financing in mid-May
Occupancy expected end of summer 2016.

MRPC - Land Use & zoning study in "Wachusett Station" area, West Fitchburg (cont'd)

John Hume & Chantell Fleck present

Update: DLTA Phase II agreement has been signed to continue work on this project.
Chantell reviewed where we left off last fall. She will work more on a draft of an overlay district and work on possible design standards for such a district.

City Council petitions:

- To accept Parker Hill Drive
Motion made & seconded to recommend approval. Vote in favor
- To accept Goodfellow Drive
Board deferred action on this until road was finished. Jim Pappas had stated last year that road would be completed in the Spring.
- Special Permit - 37 Prospect St.
To reestablish a non-conforming structure per Sec. 181.3561 *Special Permit for Nonconforming Structures Abandoned or Not Used for More than Two Years*) City Council is the Special Permit Granting Authority. Motion made & seconded to recommend approval. Vote in favor.

It was suggested that the Planning Board may be better fit as the SPGA for this.
Members suggested that since it was more of an appeal situation, better that it should go to the ZBA.

Possible large-scale solar amendment?

Discussion deferred to later meeting

Super Liquors, 784 Water St. site plan approval - 1-year review

Building completed, not stocked, not open for business yet.
Deferred a couple months.

Meeting adjourned: 9:58 p.m.

Next meeting: 4/21/15

Minutes approved: 5/19/15